

**EXHIBIT A**  
**DRC2015-00017 NIPOMO BUSINESS CENTER, LLC**  
**FINDINGS**

***Environmental Determination***

- A. Per State CEQA Guidelines Section 15270, the disapproval of a project is exempt from CEQA.

***Conditional Use Permit***

- B. Billboards are not allowed uses in any land use category in the County. The Conditional Use Permit S000182U previously approved for the site allowed the existing legal non-conforming billboard to continue to be used on the site for approximately fifteen additional years, through September 30, 2015. This condition was allowed by Section 22.72.060.B. and accounted for then-existing lease between the property owner and the billboard owner, and allowed both parties to that lease to realize its benefits and to recoup expenses related thereto. Extension of the non-conforming billboard use does not meet County Code Chapter 22.72, which requires the termination of uses that do not comply with the provisions of Title 22.
- C. The continuation of the non-conforming billboard beyond the 15-year period allowed by Conditional Use Permit S000182U as requested by the applicant will be detrimental to the health, safety, and welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because it will continue to block the view of motorists looking left from northbound South Frontage Road to Story Street and looking right from Story Street to South Frontage Road. Sight distance is limited and falls below County standards at that intersection as a result of the billboard. The extension of the non-conforming billboard would also be detrimental to the public welfare by continuing an aesthetically and visually intrusive use.
- D. The proposed extension of the non-conforming billboard will be inconsistent with the character of the immediate neighborhood and contrary to its orderly development because it would continue an aesthetically and visually impactful use that is otherwise disallowed in all land use categories in the County and because it would allow the continuation of a use that blocks the view of motorists looking left from northbound South Frontage Road to Story Street and looking right from Story Street to South Frontage Road.